



Loudoun County, Virginia

Office of the County Administrator

1 Harrison Street, S.E., 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000
703/777-0200 • Metro: 703/478-8439 • Fax: 703/777-0325

At a meeting of the Board of Supervisors of Loudoun County, Virginia, held in the County Administration Building, Board of Supervisors' Meeting Room, 1 Harrison St., S.E., Leesburg, Virginia, on Wednesday, October 15, 1997 at 9:00 a.m.

PRESENT: Dale Polen Myers, Chairman
Joan G. Rokus, Vice Chairman
Lawrence S. Beerman II
James G. Burton
Helen A. Marcum
David G. McWatters
Eleanore C. Towe
Steven D. Whitener
Scott K. York

IN RE: CPAM 1997-0003/DULLES SOUTH DENSITY REVIEW (MERCER DISTRICT)

Mr. York moved approval of the recommendation of the Land Use Committee that the Board of Supervisors approve CPAM 1997-0003, Dulles South Plan Density Review, as modified by the Land Use Committee and amended in the October 15, 1997 Board of Supervisors meeting and that the policies become effective upon adoption. [The Board of Supervisors first took separate votes on the components of the Plan as detailed on the Attachment.]

Mr. York further moved that the staff be directed to follow up the approval of the plan amendment and make the necessary editorial revisions to insure consistency between the policies of the plan amendment and the existing Dulles South Area Management Plan documents.

Seconded by Mrs. Towe.

Voting on the Motion: Supervisors Beerman, Burton, McWatters, Rokus, Towe and York - Yes; None - No; Marcum, Myers, and Whitener - Abstain.

In addition, the Board of Supervisors took the following actions:

1. Direct the Planning Commission to initiate a CPAM to provide additional development options that may more quickly facilitate the planned conversion of the village of Arcola to nonresidential uses and to include allowing decreased lot or zoning district sizes for non-residential development.

Voting on the Motion: Supervisors Myers, Beerman, Burton, Marcum, McWatters, Rokus, Towe, York and Whitener - Yes; None - No.

2. Direct the Finance Committee to discuss amending the County's fiscal policy to allow roll back taxes that are collected by the County from an approved rezoning to be placed in reserve for CIP projects in the Planning Area where they are located (including Dulles South).

Voting on the Motion: Supervisors Myers, Beerman, Burton, Marcum, McWatters, Rokus, Towe, York and Whitener - Yes; None - No.

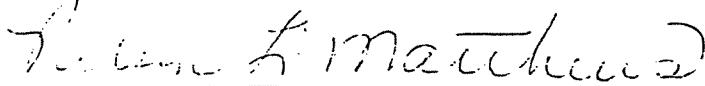
3. Direct the Finance Committee to review the issue of providing both density credit and a monetary value for proffered public sites and forward the recommendations back to the Land Use Committee.

Voting on the Motion: Supervisors Myers, Beerman, Burton, Marcum, McWatters, Rokus, Towe, York and Whitener - Yes; None - No.

4. Direct the Open Space Advisory Committee to review the cash contributions proffered through the Open Space Easement Program to the improvement of historic properties.

Voting on the Motion: Supervisors Myers, Beerman, Burton, Marcum, McWatters, Rokus, Towe and York - Yes; Whitener - No.

A COPY TESTE:


DEPUTY CLERK FOR THE LOUDOUN
COUNTY BOARD OF SUPERVISORS

PLM:REOCT15F.97

ATTACHMENT
TO
ACTION ON CPAM 1997-0003/DULLES SOUTH DENSITY REVIEW
OCTOBER 15, 1997
DSAMP POLICY AMENDMENTS

1. Increase the amount of civic open space required in Light Industrial areas from 0% to 5% with 5% devoted to Open Space.

Voting on the Item: Supervisors Myers, Beerman, Burton, Marcum, McWatters, Rokus, Towe and York - Yes; Whitener - No.

2. Retain the existing Dulles South planning area boundary and reaffirm it as the ultimate Urban Growth Boundary as currently planned in the General Plan.

(Add policy 28, p. 39) The western boundary of the Dulles South planning area as depicted on the planned Land Use Map included in the DSAMP will be the ultimate Eastern Urban Growth Boundary consistent with the General Plan.

Voting on the Item: Supervisors Myers, Beerman, Burton, Marcum, McWatters, Rokus, Towe, York and Whitener - Yes; None - No.

3. Reduce residential densities in Moderate Density Residential areas from 3 to 6 du/a to 2 to 4 du/a and provide criteria for achieving the densities of the range.

(Amend Policy 8, p. 35) The ~~Moderate Density Residential Area (MDR)~~ **Residential Area** is intended to provide the opportunity for compact, self-sustaining and affordable communities, the efficient use of public facilities and services and a variety of residential housing and business types.

(Amend Policy 9, p. 37) Overall project densities (outside of Community or Neighborhood Cores) in the ~~MDR Residential Areas~~ should range between ~~three (3) and six (6)~~ **two (2) and four (4)** units per acre depending upon the provision of roads, utilities and services, the proximity to a Community or Neighborhood Core, open space protection and implementation of the County's design guidelines. **In considering any residential development in this area, the County anticipates developer participation in the provision of adequate roads, stormwater facilities, and utilities and neighborhood serving recreational facilities such as sidewalks, pedestrian and bicycle trails, tot lots, and playgrounds.**

The density increments above two (2) dwelling units per acre can be achieved as follows:

DSAMP POLICY AMENDMENTS

- a) **Densities ranging from two (2) dwelling units per net acre up to and including three (3) dwelling units per net acre, will be considered by the County for clustered development that is located within ½ mile of a Community or Neighborhood Core, and provides for public open space that meets the Open Space Preservation Program guidelines.**
- b) **Densities greater than three (3) dwelling units per acre and up to four (4) units per acre, will be considered by the County for clustered development that includes a Neighborhood or Community Core, provides for public open space that meets the Open Space Preservation Program guidelines, and implements the County's Design Guidelines for Traditional Residential communities.**

(Delete Policy 10, p. 37) ~~The MDR should develop as a series of distinct neighborhoods surrounding Community or Neighborhood Cores.~~

(Amend Policy 11, p. 37) Development in the ~~MDR~~ Residential Area will be concentrated to preserve open space, reduce road and utility costs and to create a strong sense of community among residents.

(Amend Policy 12, p. 37) New development in the ~~MDR~~ Residential Area shall seek to preserve a minimum of 30% of the development area as civic and open space.

Voting on the Item: Supervisors Myers, Beerman, Burton, Marcum, McWatters, Rokus, Towe and York - Yes; Whitener - No.

- 4. Reduce residential densities in Low Density Residential areas from 1 to 3 du/a (up to 4 du/a if clustered) to 1 to 2 du/a (up to 3 du/a if clustered).

(Amend Policy 4, p. 35) Overall project densities in the LDR (outside of ~~Town or Neighborhood Centers~~ Community or Neighborhood Cores) should range between one (1) and ~~three (3)~~ two units per acre depending upon the availability of roads, utilities and services, and implementation of the County's design guidelines. Density may be increased to four ~~three~~ units per acre if the development is clustered pursuant to the Zoning Ordinance. if the development is clustered preserving 50% of the project area in permanent open space.

Voting on the Item: Supervisors Beerman, Burton, Marcum, McWatters, Rokus, Towe and York - Yes; Myers and Whitener - No.

- 5. Establish a combination of Relocated Route 659, the powerline easement and the Light

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Industrial area associated with the 65 Ldn noise contour as the western edge of the interim planning area boundary.

(Add policy 22, p. 39) It is the County's view that the current pipeline of approved but yet unbuilt units in eastern Loudoun is sufficient to meet any market demand for the foreseeable future. As such, residential densities in the western portion of the Dulles South planning area, as depicted on the planned Land Use Map is to be governed by the goals and policies of the Rural Area specified in the General Plan. It is the policy and intent of the County to prevent more intensive residential development through the extension of central utilities from the east to the western section until such time as the Dulles South Area Management Plan is amended.

(Add policy 25, p. 39) The area located west of the interim planning area boundary shall be governed by the Rural Area Policies of the General Plan until such time as the Board of Supervisors adopts an amendment to the DSAMP that provides for new land development policies for this area. The County anticipates serving the western area with central water and sewer facilities in the future.

(Add policy 27, p. 39) At such time as the Board of Supervisors determines to amend the DSAMP to provide for higher densities in the western part of the planning area, the area will be considered as a transitional area and may be planned to consist of low densities (between 1 to 2 dwelling units per acre) developed in a clustered residential development pattern including rural villages and hamlets. This transitional density area should serve as the location for agricultural, rural residential, and other low intensity uses that, by virtue of its development pattern, softens the development edge between the urban areas (planned east of the interim planning area boundary) and the rural areas (planned west of the Ultimate Urban Growth boundary).

(Add policy 29, p. 39) The western area is a priority area for the purchase of open space easements. This part of the planning area is identified as the appropriate location for preserving rural land uses in order to reduce development impacts on the Occoquan Watershed and complement the low density land use pattern in rural areas outside the Dulles South planning area.

(Add policy 31, p. 39) The Zoning Ordinance should be amended to add higher density cluster districts similar to the Rural Village and Hamlet.

Voting on the Item: Supervisors Beerman, Burton, McWatters, Rokus, Towe and York - Yes; Myers, Marcum and Whitener - No.

6. Provide 600 feet of flexibility in the interim planning area boundary to accommodate engineering factors for Relocated Route 659.

DSAMP POLICY AMENDMENTS

(Add policy 26, p. 39) The part of the boundary that is based on Relocated Route 659 may shift up to 600' as the engineered alignment of the planned road is determined, in which case the planned land use designation applied to the east side of the road will also shift.

Voting on the Item: Supervisors Beerman, Burton, McWatters, Rokus, Towe and York - Yes; Myers, Marcum and Whitener - No.

7. Establish criteria for planning higher intensity development in the western part of Dulles South.

(Add policy 23, p. 39) The Board of Supervisors may initiate an amendment to the Dulles South Area Management Plan to permit urban development in the western section, as depicted on the planned Land Use Map, provided all the following criteria are satisfied.

1. The County determines, based on updated County COG population projections and other data (such as forecasts for absorption), that the demand for housing will cause a need for an additional supply of land available for urban development densities.
2. The substantial majority of the land within eastern Loudoun (including Dulles North, Eastern Loudoun, Leesburg, and the Toll Road areas) is subject to approved subdivision and/or detailed site plans or is prevented from future development through open space or development easements.
3. An improved Route 659 Relocated, as shown on the Countywide Transportation Plan, which provides access from Route 50 to Route 7 is constructed.
4. Public sewer and water facilities are financed or in place to serve urban development in compliance with the Loudoun County Sanitation Authority's Master Plan.
5. The County determines, based on its Fiscal Policy, Capital Improvements Program and Operating Budget that it can adequately fund needed facilities and improvements.

(Add policy 24, p. 39) At such time as the County initiates a plan amendment to consider urban densities, due consideration will be afforded to the following:

1. Protecting property that has developed in the interim at rural densities.
2. That densities will be planned at no higher than 1 unit to the acre or 2 units to the

DSAMP POLICY AMENDMENTS

acre if clustering is proposed.

3. That due consideration be given to the protection of Dulles Airport by minimizing residential densities in the flight path of the Airport.
4. Public schools should not be located under the flight path of the Airport.

Voting on the Item: Supervisors Beerman, Burton, McWatters, Rokus, Towe and York - Yes; Myers, Marcum and Whitener - No.

8. Designate the Lower Bull Run watershed area for the development of densities at 1 to 2 du/a in a clustered development pattern.

(Add policy 20, p. 39) The Lower Bull Run Low Density Residential area as depicted on the planned Land Use Map is designated for clustered residential development at densities of 1 to 2 dwelling units per acre.

Voting on the Item: Supervisors Beerman, Burton, McWatters, Rokus, Towe and York - Yes; Myers, Marcum and Whitener - No.

9. Reduce residential densities in Light Industrial areas from up to 24 du/a to up to 12 du/a and the amount of land devoted to residential development in such areas from 25% to 10% of the project area.

Light Industry Area Policies

(Amend Policy 4, p. 48) The mix of uses in a Light Industry Community Area (measured as a percentage of land area) should generally conform to the following ratios:

	Minimum Required	Maximum Permitted
Light Industrial/Flex	45%	95%
Offices	0%	40%
Commercial Retail & Services	0%	10%
Overall Retail & Office	0%	40%
Residential (outside 65 Ldn)	0%	25% 10%
Civic Space	0% 5	no maximum
Open Space	5%	no maximum

(Amend Policy 7, p. 48) Residential development in the light Industry areas may have a maximum density of ~~24~~ 12 units per acre contingent on the availability of adequate roads, utilities, and public services; compatibility with surrounding uses; and compliance with other policies of this Plan.

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(Add policy 8, p. 48) Light Industrial Areas including residential development as part of the land use mix will locate only where designated on the planned land use map.

(Add policy 9, p. 48) Residential uses in Light Industrial areas will provide a density and design transition between the adjoining Residential Area and the adjoining Light Industrial Area.

Voting on the Item: Supervisors Myers, Beerman, Burton, Marcum, McWatters, Rokus, Towe and York - Yes; Whitener - No.

10. Traditional residential communities that have 3.6 to 4.0 dwelling units to the net acre and suburban residential communities that have 2.7 to 3.0 dwelling units to the net acre are considered in return for voluntary participation in an open space preservation program should have a priority in the Dulles South area of enhancing, restoring and protecting historic important features in the Dulles South as identified by the County.

(Add policy 30, p. 39) The County anticipates voluntary participation in an open space easement program for Traditional Residential developments proposing net densities from 3.6 dwelling units per acre to 4.0 dwelling units per acre and for Suburban Residential developments proposing net densities from 2.7 dwelling units per acre to 3.0 dwelling units acre as outlined in the General Plan. In the Dulles South planning area, an additional option is available for fulfilling program guidelines in that a cash contribution may be provided for the enhancement and/or improvement of historic features found in the planning area. The improvement and enhancement of historic features will be a priority for program participation in the planning area.

Voting on the Item: Supervisors Myers, Beerman, Burton, Marcum, McWatters, Rokus, Towe and York - Yes; Whitener - No.

11. Amend the Land Use Map to change the Light Industrial and Heavy Industrial land uses designated for the Alliance Quarry property to Residential Area.

Voting on the Item: Supervisors Myers, Beerman, Burton, Marcum, McWatters, Rokus, Towe and York - Yes; Whitener - No.

12. In the Dulles South where the landowner seeks a residential rezoning, the County will require a phase development including the number of building permits that will be allowed per year in the development. The analysis will be based on the fiscal impact of the development in consideration with improvements that are being made to the area.

(Add policy 21, p. 39) The County requires Residential development in the planning area to be phased. In reviewing rezoning proposals for Residential development, the County

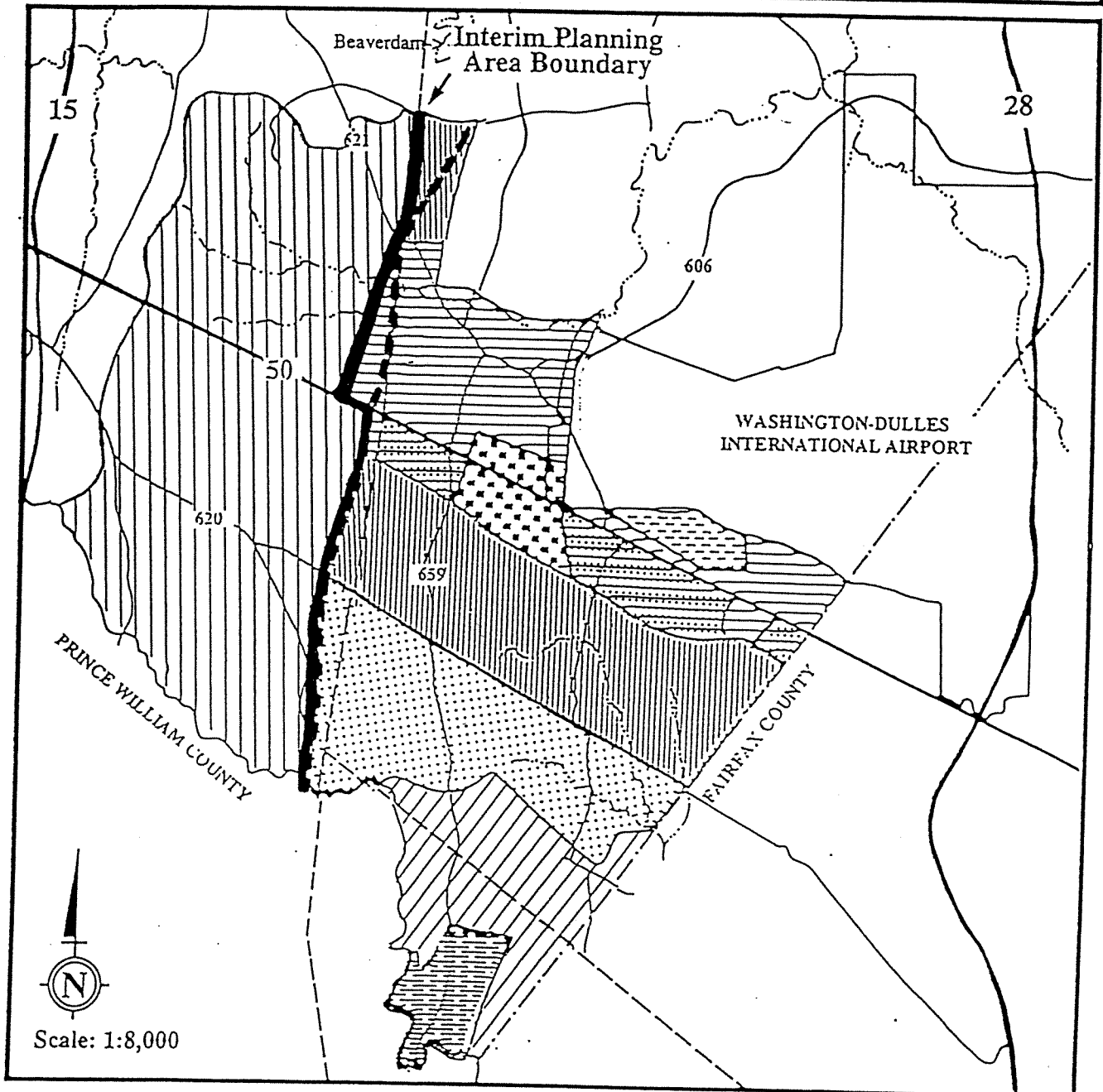
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expects project phasing commitments to be based on the number of building permits that will be allowed by year and an assessment of the fiscal impact of the proposed development based on the proposed phasing schedule. The County will also consider the proposed improvements associated with a proposed project. The intent of this policy is for the County to have an indication as to how many new dwelling units will be developing or anticipated to be developed in a given year.

Voting on the Item: Supervisors Myers, Beerman, Burton, Marcum, McWatters, Rokus, Towe, York and Whitener - Yes; None - No.

Dulles South Planning Area

Land Use Map



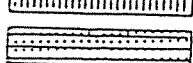
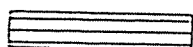
Land Use Categories

Low Density Residential

Light Industry

Residential

Light Industry which could have up to 10% Residential



Heavy Industry

CORRIDOR RETAIL

Rural

Lower Bull Run Low Density Residential

